

# DAVID CHARLES

## PRESTIGE HOMES

THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW

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### THE CHASE, EASTCOTE, MIDDLESEX HA5 1SN



### PRICE ... £699,950 FREEHOLD

This beautifully presented three double bedroom detached bungalow is set on a quiet yet convenient residential road, within 0.5 of a mile of Eastcote centre offering a good selection of shopping facilities, restaurants and the Metropolitan/Piccadilly Line train station. It is also within 0.3 of a mile of Cannon Lane Primary School. Approached via a blocked paved carriage driveway with off street parking for several cars, the internal accommodation is tastefully decorated with soft pastel coloured walls and warm wood and tiled flooring. The spacious living room has a feature fireplace and French doors overlooking the rear garden. The 24' `eat-in` kitchen is fitted in a contemporary style with an extensive range of soft gloss white units and integrated appliances and leads to the conservatory/dining area, making it feel like you are in the garden, whatever the weather. The luxurious wet room has a double size shower, wash basin and a separate WC. There is a 14' study with direct access from the front garden and it could easily be used as a home office or guest bedroom. Outside the 90' landscaped garden has numerous features including meandering pathways, a central circular patio with a chrome ball water feature, a variety of shrub and flowerbed inlays and borders and an ornamental fishpond. Offered with no upper chain.

**020 8866 0222**









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## COUNCIL TAX

London Borough of Hillingdon - Band F - £2,045.24.

## LOCAL SCHOOLS

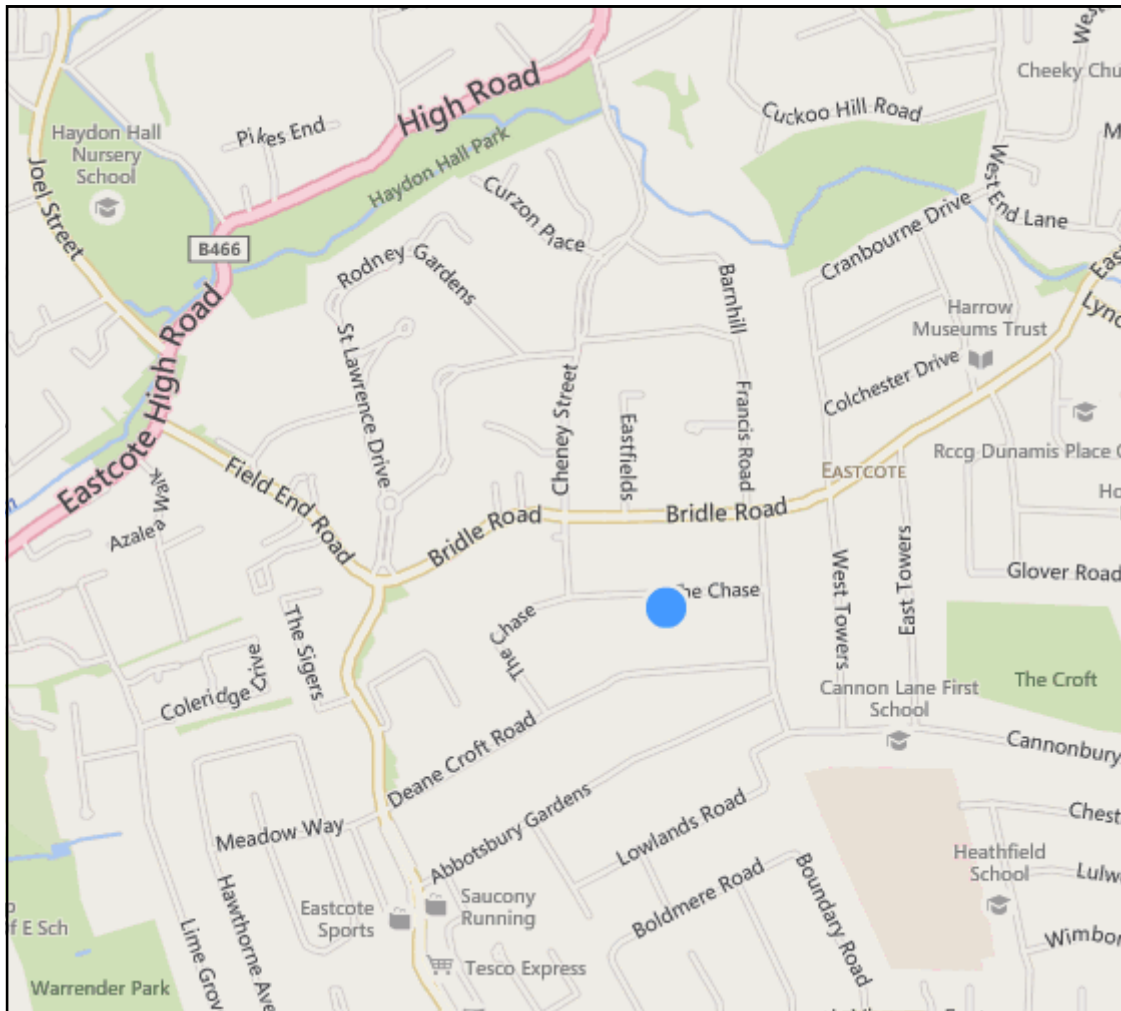
Cannon Lane Primary School - 0.3 miles

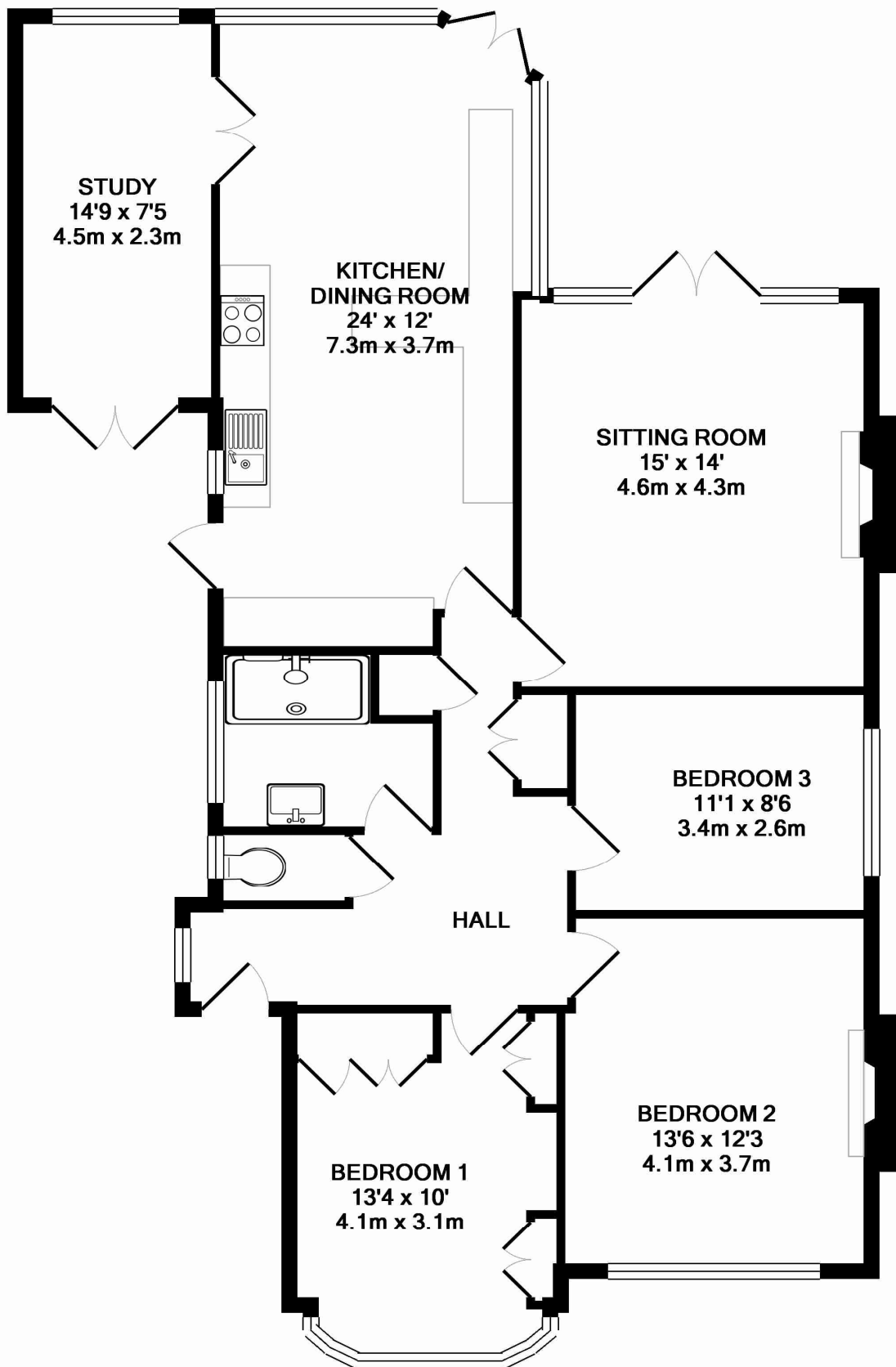
## LOCAL TRANSPORT

Eastcote Metropolitan/Piccadilly Line Station - 0.5 miles

Pinner Metropolitan Line Station - 0.9 miles

Ruislip Manor Metropolitan/Piccadilly Line Station - 1.1 miles





TOTAL APPROX. FLOOR AREA 1140 SQ.FT. (106.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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